

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – December 10, 2008
Fresno City Hall, Conference Room 2165N (Rm. ‘A’ – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Daniel Payne at 5:00 p.m.

Commissioners

Present:	Daniel Payne, CHAIR Rogenia Cox, VICE CHAIR Armando Rodriguez, Commissioner Jeffrey Harrington, Commissioner	Absent:	Wayne Jones, Commissioner
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Staff

Present:	Pam Rodrigues, Project Manager Housing and Community Development Fue Houa Thao, Acting Recording Secretary	Absent:	Keith Bergthold, Interim Director Planning and Development Department Claudia Cazares Housing & Community Development
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of November 11, 2008 were approved as presented.

D. GENERAL ADMINISTRATION

1. ADOPT RESOLUTION AMENDING RESOLUTION 2007-373 AND AUTHORIZE NEGOTIATION AND ENTRY INTO AN AFFORDABLE HOUSING SPECIAL REVENUE FUND PROGRAM GRANT AGREEMENT WITH PYRAMID A-ONE, LLC IN THE AMOUNT OF \$180,000 FOR THE MIXED USE FULTON PLAZA PROJECT IN THE CULTURAL ARTS DISTRICT OF DOWNTOWN FRESNO

Corrina Nunez, Housing & Community Development Division, provided the report to commissioners. Staff recommends Council adopt Resolution amending Resolution 2007-373 and authorize entry into an Affordable Housing Special Revenue Fund Program grant agreement. The original Resolution No. 2007-373 establishes a Housing Trust Fund which provides that funds be expended as follows: 50% to assist very low-income households (not to exceed 50% of area median income), 40% to assist low-income households (51% to 80% of area median income), and 10% to assist moderate income households (81% to 120% of area median income).

On September 16, 2008, Council approved the use of \$300,000 for the 2009 fiscal year program plan. If the funds were distributed according to the plan, the amounts would be as follows: \$150,000 to the 50% or below area median income category, \$120,000 to the 51% to 80% area median income category, and \$30,000 to the 81% to 120% area median income category.

The request to amend Resolution 2007-373 and the Housing Trust Fund plan provides for an exception in the funding distribution in order to fund the Fulton Plaza Project. The redistribution of funding would be as follows: \$180,000 or 60% to assist households at 81% to 120% area median income and \$120,000 or 40% to assist households at 80% and below area median income.

The request of \$180,000 will be use to offset the cost of additional infrastructure (water and sewer) requirements for the project. This amount was recommended for approval by the 10x10 Affordable Housing Blue Ribbon Committee on October 9, 2008.

Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D1 by Commissioner Rodriguez

Second: Commissioner Cox seconded the motion.

Ayes: Payne, Rodríguez, Cox, Harrington

Noes: None

Abstain: None

2. **CONSIDER RECOMMENDING THAT THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A PURCHASE SALE AGREEMENT FOR THE PROPERTY LOCATED AT 760 FULTON STREET, KNOWN AS ASSESSOR PARCEL NUMBER 468-256-10; OWNED BY JOHN CAIRE, JR. AND ELEANOR CAIRE, CO TRUSTEES OF THE CAIRE FAMILY TRUST DATED SEPTEMBER 11, 1992, WHICH IS LOCATED WITHIN THE CONVENTION CENTER REDEVELOPMENT PROJECT AREA; AND TO TAKE THE NECESSARY ACTIONS FOR THE RELOCATION OF THE TENANTS AND TO CLOSE ESCROW**

Lupe Perez, Redevelopment Agency, provided the report to commissioners. Staff recommends Commission to authorize the Executive Director to negotiate and execute a Purchase and Sale Agreement for the property located at 760 Fulton Street. This voluntary acquisition is for blight removal within the downtown area.

The Agency retained and received an appraisal dated November 20, 2008, from J. Kenneth Hopper, MAI indicating "Fair Market Value" of the real property. The purchase offer of the subject property is based on the appraised value. The Agency will incur the customary costs for relocation, acquisition, legal title closing costs [\$10,000-\$15,000], appraisal and environmental studies [\$5,000-\$8,000]. As previously referenced the Purchase and Sale Agreement for the property requires that any liens be cleared through escrow.

Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D2 by Commissioner Rodriguez
Second: Commissioner Harrington seconded the motion.
Ayes: Payne, Rodríguez, Harrington, Cox
Noes: None
Abstain: None

3. **RECOMMEND APPROVAL OF AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND GRANVILLE HOMES FOR THE DEVELOPMENT OF A MIXED USED RESIDENTIAL AND COMMERCIAL PROJECT AT AMADOR AND FULTON IN THE FULTON REDEVELOPMENT PROJECT AREA**

Chad Wakefield, Redevelopment Agency, provided the report to commissioners. On June 6, 2006, the City Council/Agency Board directed the Executive Director to develop an Exclusive Negotiation Agreement (ENA) with Reza Assemi or an affiliated legal entity which would lead to a mixed-use housing and commercial development in the Fulton Redevelopment Project Area – Cultural Arts and Entertainment District. After extensive negotiations with property owners, the developer has purchased the property at 1759 Fulton Street and is in escrow on the property at 1735 Fulton Street.

The developer (Granville Homes) is proposing to develop a mixed use residential and commercial project consisting of approximately 68 units (54 market rate and 14 affordable units) and approximately 1,300 square feet of commercial space on approximately 1.1 acres located at 1759 and 1735 Fulton Street (approximately at the southwest corner of Amador and Fulton) in the Fulton Redevelopment Project Area. Fourteen (14) of the units, twenty percent (20%), would be affordable to households earning no more than 80% of the area median income for a period of 55 years. Staff recommends council approve this recommendation as stated above.

Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D3 by Commissioner Harrington
Second: Commissioner Cox seconded the motion.
Ayes: Payne, Cox, Rodríguez, Harrington
Noes: None
Abstain: None

4. **RECOMMENDING THAT THE AGENCY BOARD AWARD A CONTRACT TO PANTANO EXCAVATION, INC. FOR THE DEMOLITION OF BUILDINGS AT 740 W. OLIVE AVENUE, FRESNO, - RDA PROJECT No. 36-174 (BID FILE No. 2881)**

David Martin, Redevelopment Agency, provided the report to the commissioners. In 2007, the Redevelopment Agency and the Department of Parks, Recreation and Community Service (PRCS) purchased the former Bel Air Motel property (approximately 1 acre parcel at 740 W. Olive Avenue) for eventual demolition and reuse as a temporary maintenance and storage yard for PRCS. The demolition of the former Bel Air Motel will remove significant blight impacting the adjoining public and private property, including Golden State Boulevard, West Olive Avenue, Roeding Heights residential area, Roeding Regional Park, and the entryway of the revitalized Tower District.

On November 21, 2008, the Notice Inviting Bids from contractors was published in the Business Journal and Fresno Bee, posted on the City's website and faxed to two (2) building exchanges. The specifications were distributed to thirty one (31) prospective bidders. Thirteen (13) bid proposals were received and a public bid opening took place on December 2, 2008.

The Evaluation of Bid Proposal shows Pantano Excavation, Inc as the lowest responsible and responsive bidder with a bid price of \$69,650. This bid price is 37% below the Agency's budget estimate of \$110,000. Staff recommends Council to award a contract to Pantano Excavation, Inc.

Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D4 by Commissioner Rodriguez
Second: Commissioner Harrington seconded the motion.
Ayes: Payne, Cox, Jones, Rodríguez, Harrington
Noes: None
Abstain: None

5. RECOMMEND THAT THE AGENCY BOARD APPROVE A RENTAL AGREEMENT WITH THE CENTRAL CALIFORNIA SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (SPCA) FOR THE USE OF A TEMPORARY PONDING BASIN ON SPCA PROPERTY WITHIN THE ROEDING BUSINESS PARK REDEVELOPMENT AREA; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT

Enrique Mendez, Redevelopment Agency, provided the report to commissioners. Staff recommends Commission to recommend Agency Board to approve a Rental Agreement between the Agency and the SPCA in the amount of \$3,600 per year (\$300 monthly) for the use of a temporary ponding basin on SPCA property.

In April 2002, the Redevelopment Agency entered into a rental agreement with the SPCA for a portion of SPCA property shortly after the Agency had completed street improvements on Nielsen Avenue near Hughes Avenue. To accommodate storm water run off from these improvements, a temporary ponding basin was needed until such time as permanent storm drain improvements proposed by Fresno Metropolitan Flood Control District (FMFCD) could be installed. Because storm drain improvements by FMFCD still have not been installed a new rental agreement is needed. The new contract maintains all aspects of the original.

Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D5 by Commissioner Harrington
Second: Commissioner Cox seconded the motion.
Ayes: Payne, Cox, Rodríguez, Harrington
Noes: None
Abstain: None

E. INFORMATIONAL REPORTS

1. SOUTH STADIUM PROJECT DRAFT ENVIROMENTAL IMPACT REPORT INFORMATION – Presentation by Lupe Perez. Ms. Perez handed out the South Stadium Project Draft EIR CD format to the Commissioners due to the number of pages involved. This was put out for review on November 26, 2008 for public comments. The closing date will be on January 9, 2009 with written comments being accepted until January 12, 2009.

F. COMMISSIONERS' ITEMS

1. Commissioner Harrington brought up for discussion the resignation of commissioner Jones and the process of appointing new commissioners. In order for there to be a quorum all commissioners would have to be present until the vacancies are filled. Commission chair (Daniel Payne) encouraged commissioners that if they know of anyone interested they could inform/recommend to City Council members for approval of that person to be appointed.

G. UNSCHEDULED ORAL COMMUNICATIONS

1. Lupe Perez, Redevelopment Agency, would like to offer a workshop to the Commissioners upon approval from the Agency.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **January 14, 2009**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:05 p.m.

Attest: Daniel Payne, CHAIR

Attest: Pam Rodrigues, Project Manager
Housing and Community Development